

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
WEDNESDAY, February 25, 2015**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Wednesday, February 25, 2015, at 6:45 PM in the Upper Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Greg Kuzmar called the meeting to order. Minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Commissioners present included Greg Kuzmar, Jim Kessler, Dominic Noce, Kathy DeGuilio-Fox, and Rachel Delaney. Luanne Jurszak, substituting for Pat Krull, the School Town of Highland Commissioner and Redevelopment Director Cecile Petro were in attendance.

General Substance of the Discussion

1. Redevelopment Commissioner Orientation

The Director and President Noce provided information on a number of Redevelopment Commission programs and projects including: property acquisition, theatre renovation, Highland Main Street, Tax Abatement, and the Façade Improvement Grant Program. Commissioner Kessler offered to be the liaison to the Highland Main Street Committee.

2. Art and Cultural District

Commissioners discussed various properties within the proposed Art and Cultural District, including 8630 Kennedy and 2711 & 2717 Condit Street. The Commission asked the Director to obtain information on the cost of bringing the building at 8630 Kennedy up to code as a commercial building. The Commission will continue to talk to the owners of 8620 Kennedy about possible acquisition of that property.

3. Town Theatre

Commissioners discussed Mr. Robert Phipp's request for an addendum to the offer to purchase his property at 8610 and 8612 Kennedy Avenue. He requested that the tenant receive free rent through June 2015 and then pay rent each month until the Commission provides him with a thirty day notice. Members stated that they would agree to this as long as the tenant provides liability insurance and pays all utilities. They also want the Commission Attorney to review this addendum before it is added.

The Commission also reviewed the sequence for renovations at the theatre: storage of artifacts, removal of seats, ceiling removal, inspection by structural engineer, and design plans. Members of the Commission reflected on the TomFoolery fundraising event on February 20, 2015 for the Town Theatre. They felt the event galvanized the community for a cause and brought people together for a fun evening.

4. 2015 Goals

The Commission made the following additions/revisions to the 2015 Goals:

1. Encourage the Plan Commission to add the Design Standards of the Redevelopment Area II to the Municipal Code.
2. Review and revise where necessary, the Design Standards of the Redevelopment Area I and submit them to the Plan Commission.
3. Review R-3 zoned properties, add them to the acquisition list, and then possibly purchase and request rezoning.
4. Actively pursue senior housing for Highland.
5. Revisit the idea of a Master Developer for portions of the Redevelopment Areas.
6. Examine, study, and survey downtown rental units.

Discussion ended at 9:50 PM